



NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2321.72	03°15'23"	131.59	N 58°17'01" W	131.54
C2	1252.29	16°39'00"	363.91	S 47°04'52" E	352.63
C3	856.50	08°07'01"	91.85	S 41°48'55" E	91.61
C4	818.21	29°44'40"	424.76	N 51°59'40" W	420.01
C5	778.40	04°50'25"	66.89	S 39°53'48" E	66.97
C6	978.40	27°15'10"	465.37	S 55°44'08" E	461.00
C7	936.39	10°31'00"	172.24	N 64°08'12" W	172.00

UTILITIES
WATER: S.A.W.S.
SEWER: SEPTIC
ELECTRIC: CITY PUBLIC SERVICE
GAS: CITY PUBLIC SERVICE OR GRAY FOSTER
TELEPHONE: S.W. BELL TELEPHONE CO.
ZONING
NOT APPLICABLE

TOTAL LAND AREA = 290.832 ACRES

UNIT	AREA	LOTS	DENSITY
TOTAL	290.832 ACRES	226	0.77 UNITS/ACRE

PARK AND OPEN SPACE REQUIREMENTS:
REQUIRED = 226 LOT/70 = 3.2 ACRES
PROVIDED = 54.262 ACRES
BALANCE REQUIRED = 0.0 ACRES

PRIVATE STREET
RIGHT-OF-WAY AREA = 19.572 ACRES

GENERAL NOTES:

- ALL STREETS SHOWN HEREIN ARE PRIVATE AND ALSO A WATER, ELECTRIC, GAS & CABLE T.V. EASEMENT.
- ALL INTERSECTIONS WILL BE PROVIDED WITH CLEAR VISION EASEMENT, IF REQUIRED, IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
- PROPERTY LIES WITHIN THE NORTHSIDE I.S.D.
- SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- TYPICAL LOT SIZE IS 0.7 ACRES.
- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NAD 83, TEXAS SOUTH CENTRAL, STATE PLAN COORDINATES.
- PRIVATE STREETS, PARKLAND/OPEN SPACE AND DRAINAGE AREAS AND AMENITY LOT WILL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

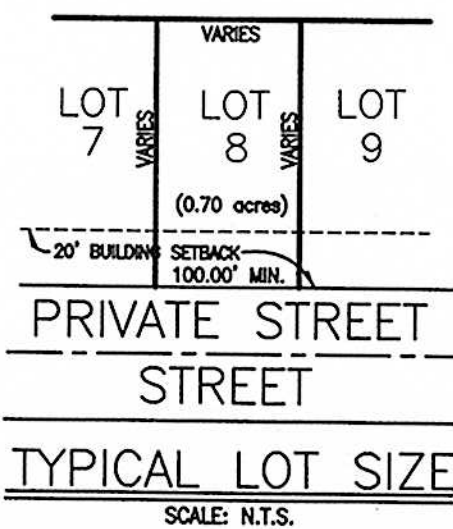
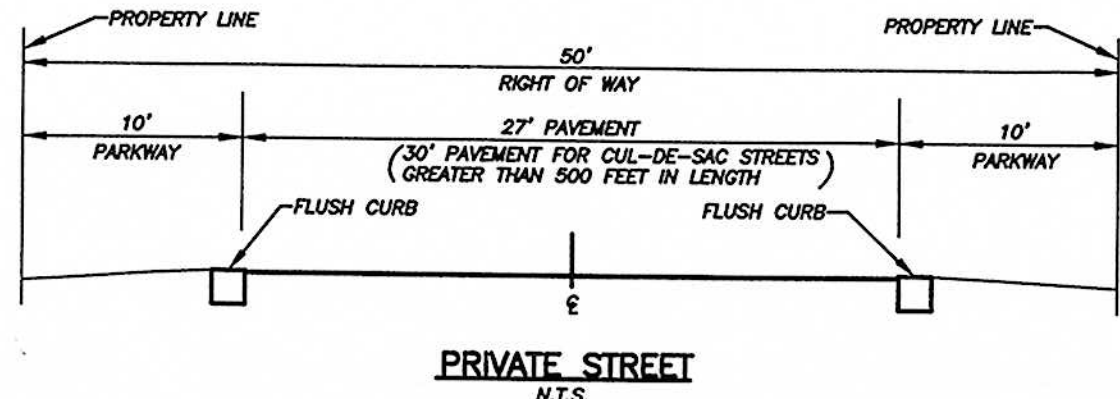
PLANNED UNIT DEVELOPMENT PLAN
PLAN (PUD) NO: #07-004

THIS PLANNED UNIT DEVELOPMENT PLAN OF SONATA HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING COMMISSION, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

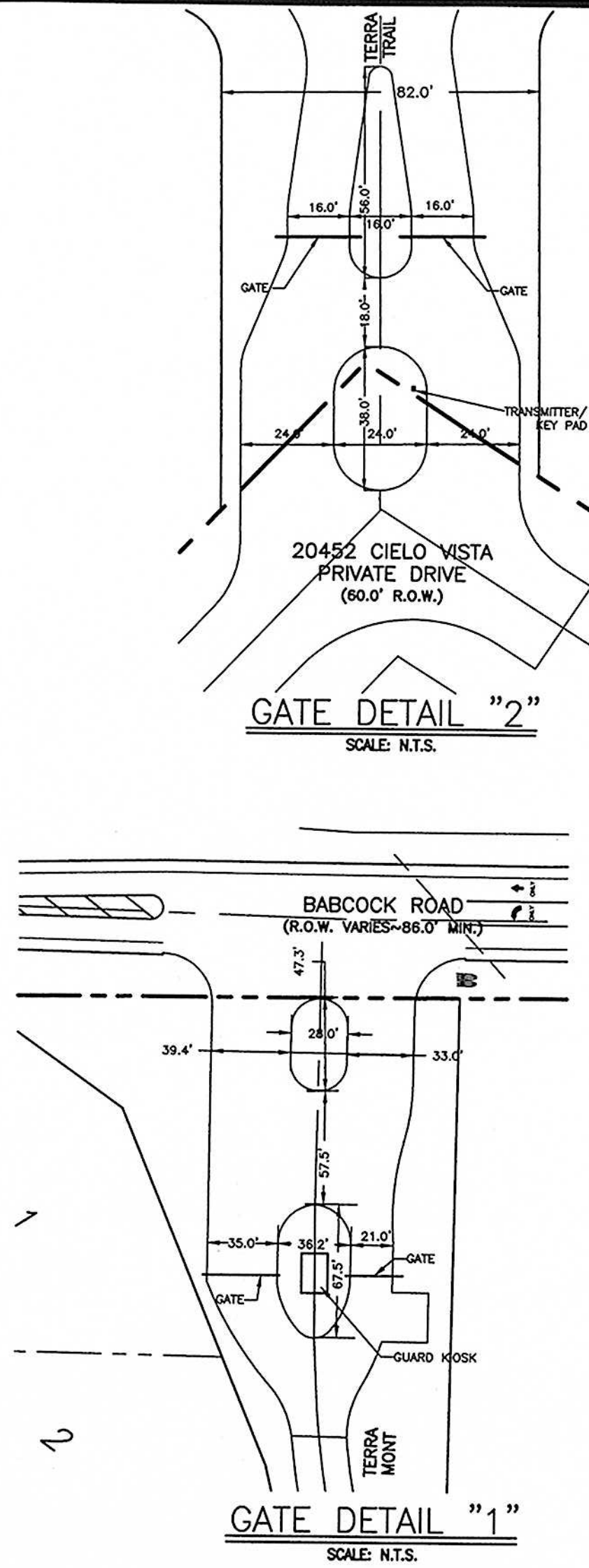
DATED THIS 27 DAY OF JULY 2007

BY: [Signature]
CHAIRMAN

BY: [Signature]
SECRETARY



LEGAL DESCRIPTION
BEING A 290.832 ACRES OUT OF A 283.9 ACRE TRACT OF LAND AS RECORDED IN VOLUME 12269, PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 6.832 ACRES TRACT OF LAND AS RECORDED IN VOLUME 11415 PAGE 1572 DEED RECORDS, BEXAR COUNTY, TEXAS.



TERRA MONT SUBDIVISION (P.U.D.)
SAN ANTONIO, TEXAS
PLANNED UNIT DEVELOPMENT
MASTER PLAN

DEVELOPER/OWNER:
SOUTHERLAND COMMUNITIES
LIMITED PARTNERSHIP
9870 RANCH ROAD 12
WIMBERLY, TX 78676
(512) 847-5263

Job No.	Scale (Hor.)	Scale (Vert.)	Drawn By	Checked By	Date	Rev.	No.	Remarks
006-001	1" = 200'	N/A	JM	JM	11/01/06	1	1	
						2	2	
						3	3	
						4	4	

SHEET
0

K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-706-9133 FAX: 210-298-5237



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Bill Fey, P.E

DATE: 6/27/2007

Address: K.D. Engineering.
1709 Grandstand Dr.
San Antonio, Texas 78238

FROM: Robert L. Lombrano, Panner II

COPIES TO: File

SUBJECT: # 07-004

Name: Terra Mont Sub. PUD

The plat or plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Robert L.Lombrano @ 207-5014

Approved with the following Conditions:

CONDITIONS:

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced

property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments: According to the Aquifer Protection Ordinance# 81491, section 34-914, buffering may be required. Any existing wells found on the site shall be plugged by the property owner in accordance SAWS regulations.

For plugging procedures please contact Kirk Nixon at 210-233-3523.

DSD – Traffic Impact Analysis & Streets indicate below the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Terra Mont Subdivision PUD, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r)
- All Roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.
- The developer shall be responsible for providing left-turn lane, with storage lengths and bay taper as it relates to the submitted TIA traffic count, Unified Development Code (UDC)-35-502 (a) (7), subsection D.

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.

For additional information please contact Nicolas Frnandez at 210-207-0282.

Parks and Recreation Department approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specifications found in UDC Section 35-503 (h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

For additional information please contact David Clear at 210-207-9091.